

# ACRES

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- Semi-detached family home
- Three bedrooms, two having wardrobes
- Shower room
- Through lounge/dining room
- Fitted kitchen
- Guests wc
- Utility & rear verandah
- Garage styled play room
- Mature rear garden
- No upward chain



**HAZELWOOD ROAD, STREETLY, B74 3RH - OFFERS AROUND £360,000**

This well presented, semi-detached family home, is set in a popular, sought after location in Streetly. Having well regarded schooling and local shops close, by the property also benefits from being close to Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation comprises porch, reception hall, guests wc, through lounge/dining area, fitted kitchen with utility off, rear verandah, garage style play/games room, three bedrooms and a shower room. Having no upward chain, to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway access to the property is gained via a pvc double glazed door into:

**PORCH:** Pvc double glazed windows to front, tiled flooring, obscure pvc double glazed door opens to:

**RECEPTION HALL:** Obscure double glazed windows to front, stairs off, radiator, doors to:

**GUESTS WC:** Low level wc, wash hand basin.

**THROUGH LOUNGE/DINING AREA:** 23'4" x 11'3" max / 10'2" min Pvc double glazed bay windows to front and rear, feature fireplace with pebble style electric fire set on a stone hearth, having matching surround, two radiators.

**FITTED KITCHEN:** 8'5" x 7'5" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, matching units fitted to both base and wall level including drawers, eye level oven and grill, four ring gas hob, tiled walls, wood effect flooring, archway to:

**UTILITY:** Pvc double glazed window and door to rear, plumbing and space for washing machine, tumble dryer and dishwasher, box edged work surfaces, shelving to wall, space for fridge/freezer, fitted base and wall level, part tiled walls, radiator, door to side.

**REAR VERANDAH:** 7'8" x 4' Pvc double glazed windows to side and rear, door out to rear garden.

**GARAGE STYLED PLAY ROOM/GAMES ROOM:** 15'4" x 7'6" Having being converted to create additional downstairs space.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side, doors to:

**BEDROOM ONE:** 11'9" x 11'4" Pvc double glazed window to front, two double built-in wardrobes with overhead storage, radiator.

**BEDROOM TWO:** 12' x 9'3" Pvc double glazed window to rear, three double and one single built in wardrobe, radiator.

**BEDROOM THREE:** 8'2" x 7'7" Pvc double glazed window to front, radiator.

**SHOWER ROOM:** 8'5" x 7'4" Obscure pvc double glazed window to rear, walk-in shower cubicle, wash hand basin with vanity unit below, low level wc, wood effect flooring, useful storage cupboard, chrome ladder style radiator.

**OUTSIDE:** Having patio area leading to lawn with borders having a variety of shrubs, bushes and trees, pebbled walkway to further patio, summerhouse/shed.



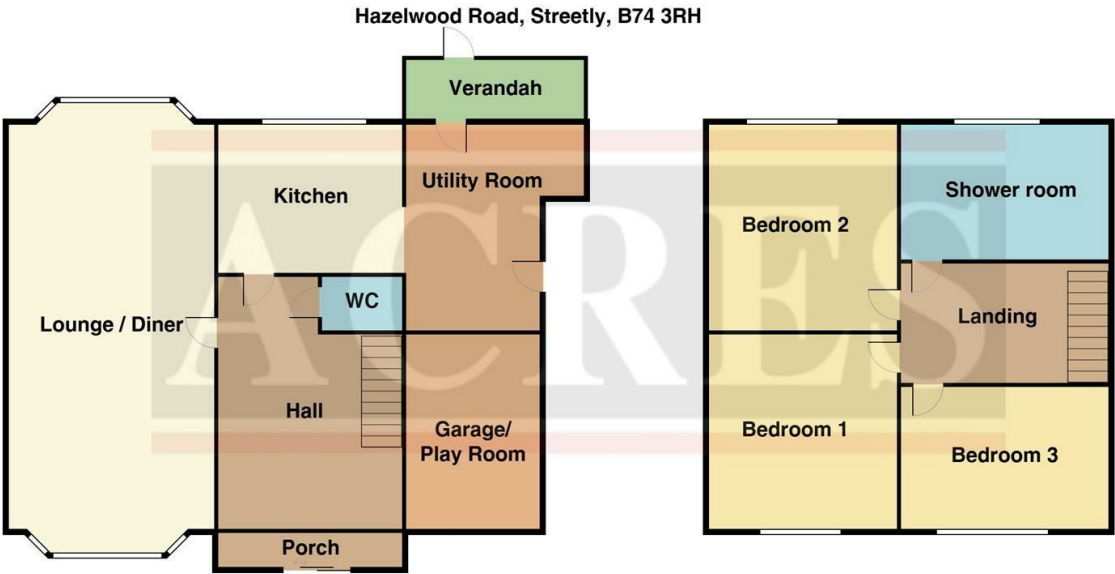
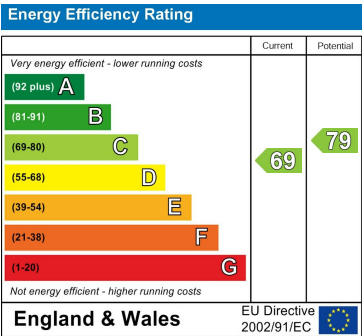




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

**VIEWING:** Highly recommended via Acres on 0121 323 3088



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.